

**AGENDA
PUBLIC HEARINGS – 6:00 P.M.
JANUARY 9, 2019**

All Board of Appeals hearings are public hearings; however, if necessary, a part of the meeting may be conducted in closed session.

CASES FOR HEARING - 6:00 P.M.

NEW CASES

V-88-18 Maria Hernandez Spanish Language Interpreter Services Requested.

Request for variances of 6 feet front yard depth, 1 foot side yard width and a waiver of the parking area location requirement to validate existing conditions (dwelling, driveway) and obtain a building permit for a new enclosed front porch, driveway in the front yard and retaining wall up to 4 feet in height at 6016 Jefferson Heights Drive, Fairmount Heights.

V-115-18 Meisen Romero Spanish Language Interpreter Services Requested.

Request for variances of 8.6% net lot coverage, 1 foot rear lot line setback for an accessory building, waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard and a waiver of the parking area location requirement validate existing conditions (development, shed), construct a driveway extension in the front yard and a 6-foot privacy fence in the front yard at 7500 Greenleaf Road, Landover.

V-138-18 Clifton and Shawne Morgan

Request for a variance of 6.2% net lot coverage to validate an existing condition (development) and obtain a building permit for a new driveway extension at 7201 Adelphi Road, Hyattsville.

V-139-18 Harold and Veronica Adams, Michael Gore and Tammy Adams-Gore

Request for a variance of 5.73% net lot coverage to construct a one-story dwelling, with attached garage, covered front porch and driveway at 16805 Nottingham Road, Upper Marlboro.

V-140-18 Abner Vasquez

Request for variances of 31.1% net lot coverage and 1.5 feet rear lot line setback for an accessory building to validate existing conditions (development, shed) and construct a one-story addition at 6322 Powhatan Street, Riverdale.

V-143-18 Arnie and Karen Ray

Request for a variance of 8.3% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (driveway, development), obtain a building permit for existing driveway extension in the front/side/rear yards, construct a shed and install a 6-foot metal fence at 11701 Fort Washington Road, Fort Washington.

V-146-18 Janet Folem

Request for variances of 7 feet side street yard depth, 14 feet rear yard depth/width and 2.7% net lot coverage to validate existing conditions (dwelling, development) and obtain a building permit for a gravel driveway extension and to complete construction of a covered front porch at 6301 Hardwood Drive, Lanham.

V-147-18 Panfilo and Delia Romero

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 14 feet side street yard depth, 1 foot side yard width, 6 feet rear yard depth/width and 14.5% net lot coverage permission to validate existing conditions (property, dwelling), construct a two-story addition, with covered stoop and basement, a driveway extension and to replace the roof on the existing dwelling at 4718 Gunther Street, Capitol Heights.

ADMINISTRATIVE APPEALS

AA-1702 Charles Quesenberry

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Violation Notice No. 5368-2018, dated February 2, 2018, citing Petitioner with violating 2015 IRC Section R-105.1 as amended by P.G. Code Section 4-111(a) (Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.) and requiring Petitioner to obtain the required permit(s) for work done at the subject property or remove the same. Work includes but not limited to accessory structure, on O-S (Open Space) zoned property located at Parcel 85, Map 174, Grid F1, being 17201 Macgruders Ferry Road, Brandywine, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists.

DISCUSSION/DECISION

V-94-18 Deris Rivera and Maria Castellon

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 11 feet front yard depth and 6.1% net lot coverage to validate existing conditions (lot size, lot width, development), convert an enclosed porch into living space and obtain a building permit for a new deck at 3412 41st Avenue, Colmar Manor. **The record was held open to allow the Town of Colmar Manor the opportunity to provide comments.**

V-123-18 Ivon Urizar and Prudencia Perez

Request for a variance of 5 feet rear lot line setback for one accessory building, a variance of 6 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building, variances of .7 inches for one retaining wall (Oakhill Court) and 1.7 feet for a second retaining wall (Edgefield Drive) and a waiver of the parking area location requirement to validate existing conditions (sheds, driveway, retaining walls) and obtain a building permit for a new driveway in the side yard of a corner lot, retaining walls and shed at 10417 Edgefield Drive, Hyattsville. **The record was held open for the Petitioner to abate violations and submit revised plans demonstrating as such.**

V-128-18 Jose Marquez

Request for variances of 1-foot side yard width for the dwelling, 8.7% net lot coverage and 11 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (dwelling, shed, development) and obtain a building permit for an existing one-story addition and new driveway at 7502 24th Avenue, Hyattsville. **Petitioner to revise site plan to remove gravel and demonstrate the 2nd shed next to the house.**

V-131-18 All Saints Ch. Md. Convocation

Request for variances of 25 feet front yard setback, 20 feet rear yard setback from residentially zoned land, 30 feet total side yard setback and a waiver of the fence location requirement to construct a 10-foot electric security fence inside the existing chain link fence at 4825 Lydell Road, Hyattsville. **The record was held open for Petitioner to provide redacted lease. In addition, the Town of Cheverly has requested the record remain open until such time they can complete their review.**

V-137-18 Victoria Baltazar

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 12 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (property, dwelling) and construct a driveway in the front yard at 3905 Lawrence Street, Brentwood. **The record was held open to allow the Town of Colmar Manor the opportunity to provide comments.**

RECONSIDERATION

V-109-18 Frank Massaquio

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 4824 66th Avenue, Hyattsville. ***The record was held open to move the driveway towards the side property line 6.5 feet.*** Mr. Massaquio variance was approved by the Board on November 14, 2018. On December 28, 2018, the Board of Appeals Office was contacted by the Permit Office advising that Site Roads Section could not approve the permit due to the driveway being moved to the right 6 feet, in front of a storm drain and street sign. Site Roads is requesting that the driveway be moved back 6 feet away from the storm drain and street sign. This reconsideration is to process that request.

MINUTES FOR APPROVAL FROM DECEMBER 5, 2018.